136.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,105,000 / 1,105,000
					USE VALUE:	1,105,000 / 1,105,000
					ASSESSED:	1,105,000 / 1,105,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FELDMAN BARAK
Owner 2:	
Owner 3:	
Street 1:	82 KENSINGTON PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON STREET
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Brick Veneer Exterior and 2006 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6008.000	564,800		540,200	1,105,000
Total Card	0.138	564,800		540,200	1,105,000
Total Parcel	0.138	564,800		540,200	1,105,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 550.85 /Parcel: 550.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 87328
GIS Ref:
GIS Ref:
Insp Date: 02/06/09

!10553!

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	564,800	0	6,008.	540,200	1,105,000		Year end	12/23/2021
2021	101	FV	548,300	0	6,008.	540,200	1,088,500		Year End Roll	12/10/2020
2020	101	FV	548,200	0	6,008.	540,200	1,088,400	1,088,400	Year End Roll	12/18/2019
2019	101	FV	409,900	0	6,008.	570,200	980,100	980,100	Year End Roll	1/3/2019
2018	101	FV	409,900	0	6,008.	420,200	830,100	830,100	Year End Roll	12/20/2017
2017	101	FV	409,900	0	6,008.	402,200	812,100	812,100	Year End Roll	1/3/2017
2016	101	FV	371,100	0	6,008.	372,100	743,200	743,200	Year End	1/4/2016
2015	101	FV	289,400	5400	12,011.	405,800	700,600	700,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:55:08

LAST REV

Date	Time
10/11/16	12:21:27
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10553

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	65749-150		7/17/2015		960,000	No	No		
XENOS DANIEL A/	64476-492		11/6/2014	Mult Lots	1,147,000	No	No		KATHERINE XENOS D.O.D. 5.6.2014 BK 64476 PG 4
XENOS DANIEL A	53584-313		9/25/2009	Family	1	No	No		
XENOS DANIEL A/	52090-461		1/16/2009	Family	10	No	No		
XENOS DANNY & K	42463-556		4/12/2004	Family	10	No	No		
	986-18		7/1/1984		100	No	No		A

USER DEFINED

Prior Id # 1:	87328
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2015	1251	Insulate	14,250		9/2/2015			Remove and replace
10/27/2014	1435	Add Bath	52,000					Add bath on 2nd fl

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2015	Permit Insp	PC	PHIL C
2/6/2009	Measured	372	PATRIOT
7/5/2005	OWNR INFO	BR	B Rossignol
11/18/1999	Meas/Inspect	270	PATRIOT
8/3/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6008		Sq. Ft.	Site		0	90.	1.00	10									540,217						540,200	

Total AC/HA:	0.13792	Total SF/SM:	6008	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	540,217	Spl Credit		Total:	540,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17342973
Const Adj.:	1.02989697
Adj $ / SQ:	157.107
Other Features:	114000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	592049
Depreciation:	27234
Depreciated Total:	564814

COMMENTS

sub divided lots 2A &1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

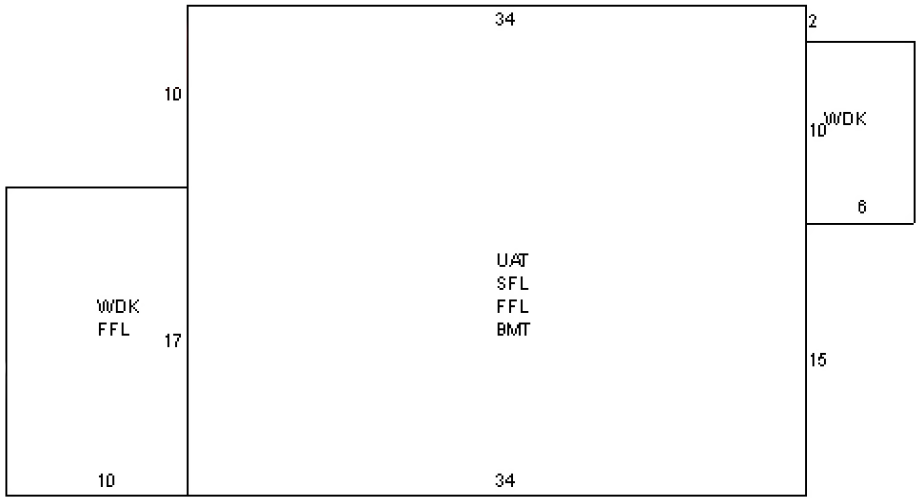
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	190.10
Special Features:	0	Val/Su Net:	166.90
Final Total:	564800	Val/Su SzAd	281.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,088	157.110	170,932
BMT	Basement	918	47.130	43,267
SFL	Second Floor	918	157.110	144,224
WDK	Deck	230	10.660	2,451
UAT	Upper Attic	230	62.840	14,422
	Net Sketched Area:	3,384	Total:	375,296
Size Ad	2006	Gross Area	4072	FinArea 2006

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

136.0-0003-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: